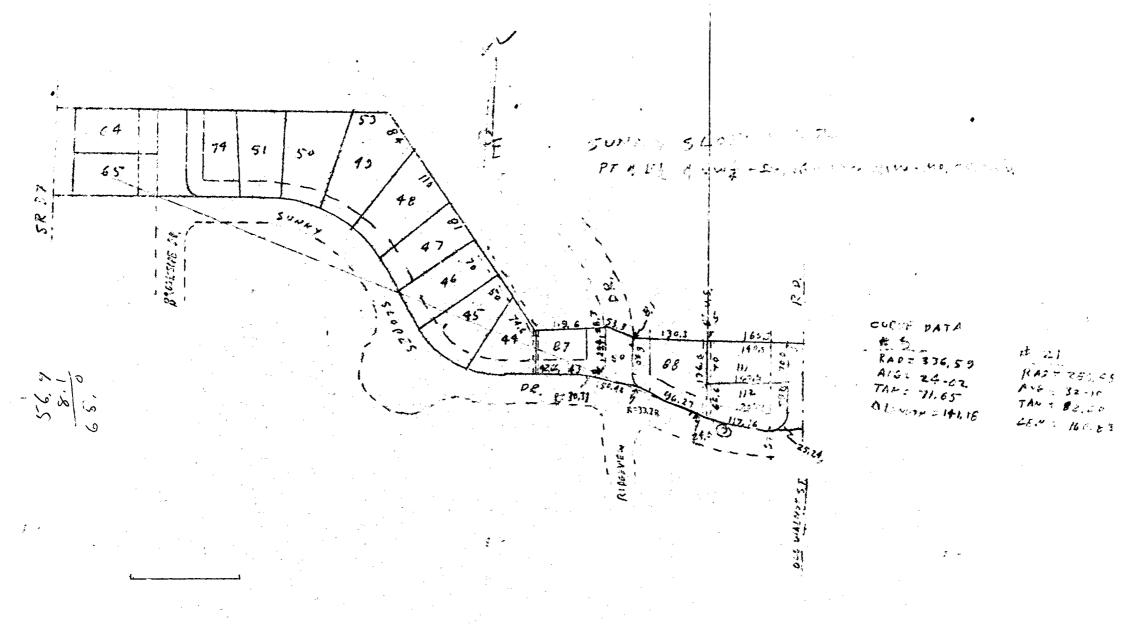
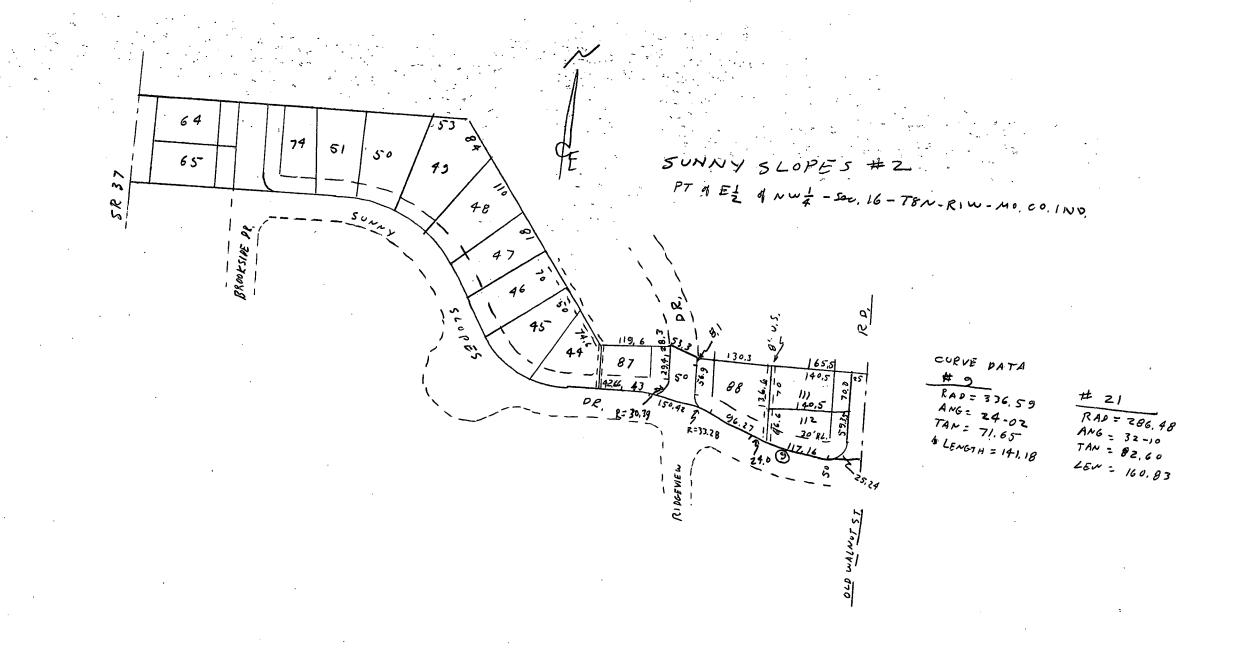
SUNNY SLOPES



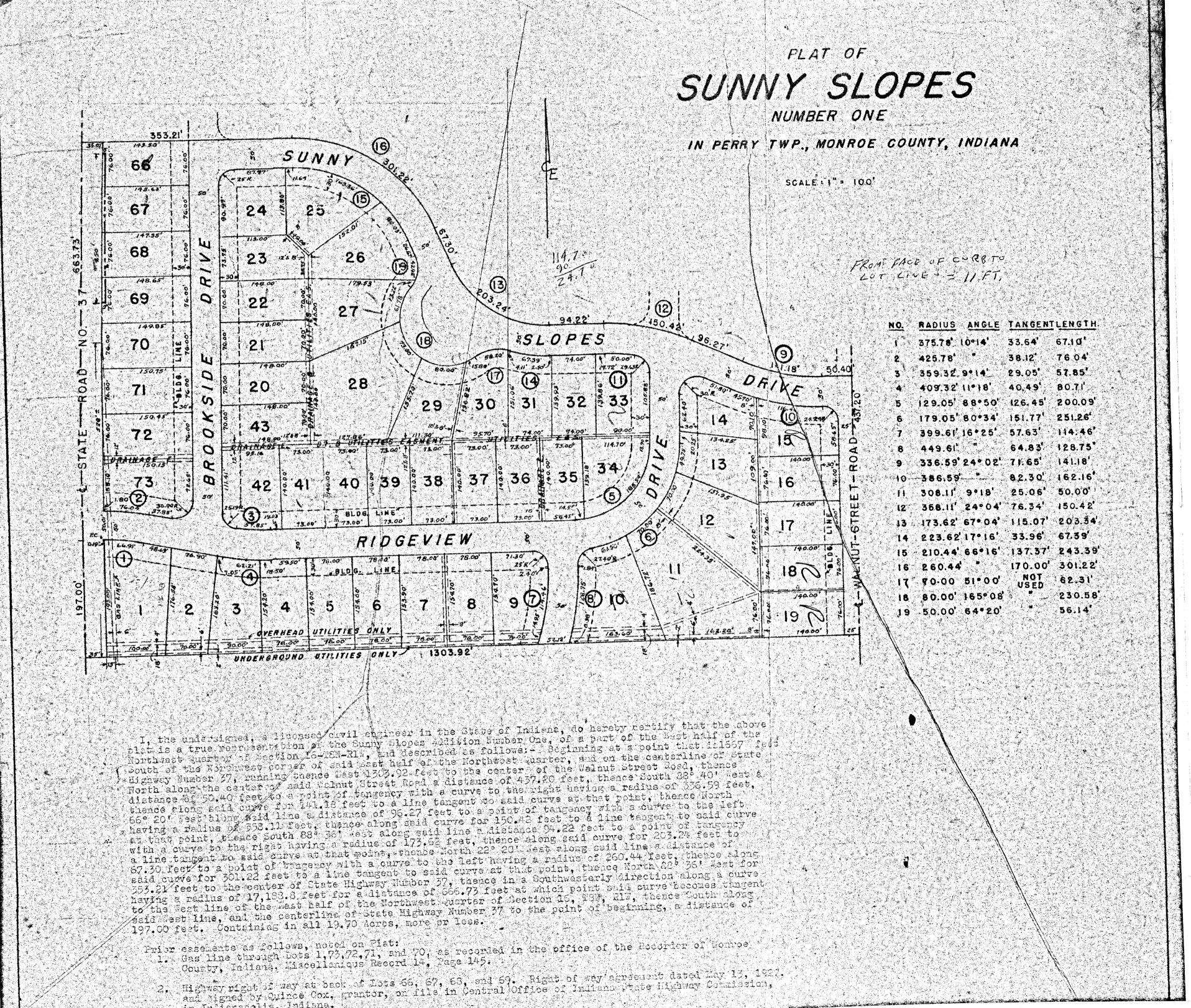


KK ORDER

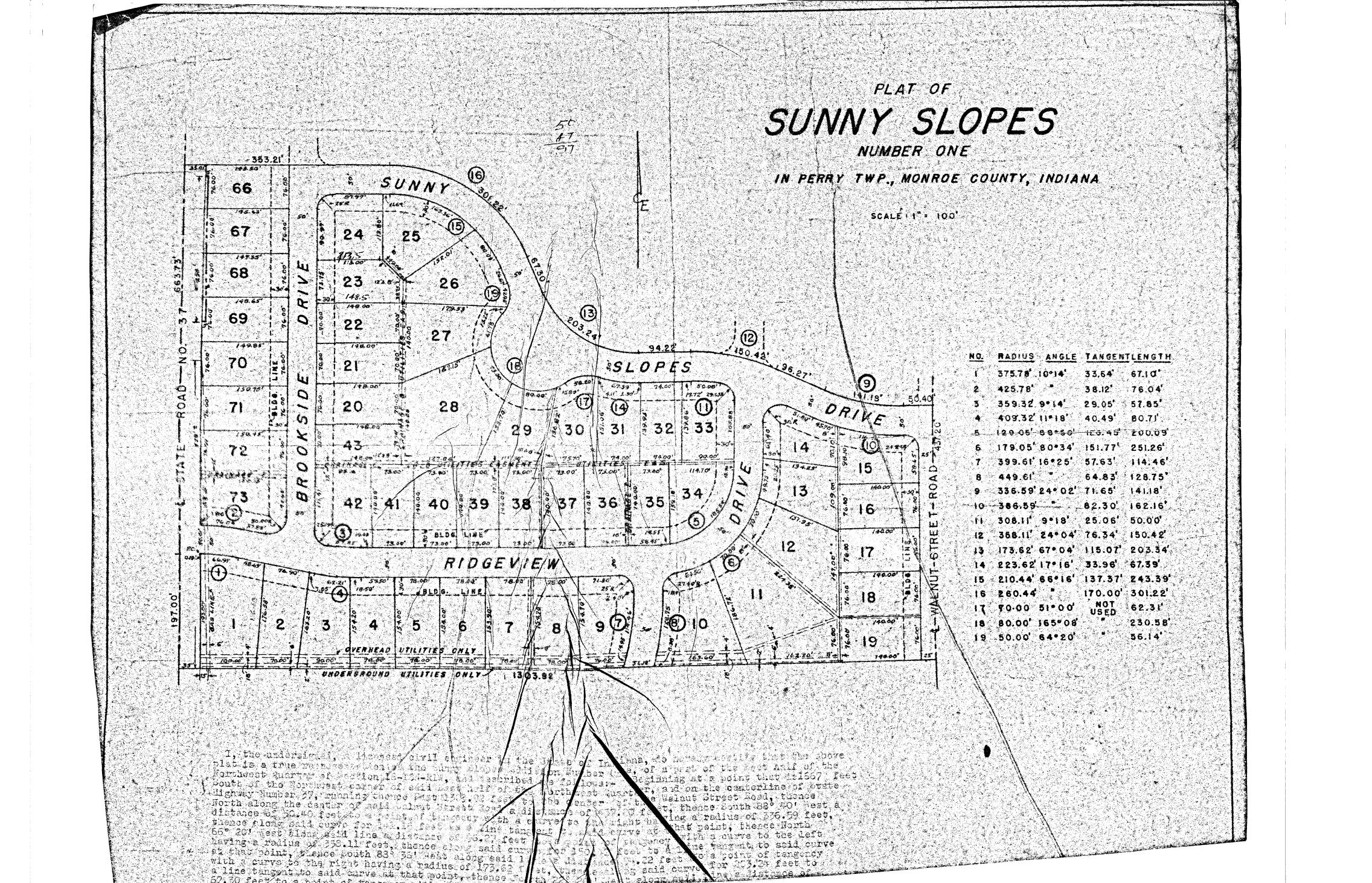
Ordered By MIKE SEITZINGER					
Ordered By _	MIKE		EIT ZII	hger.	
Date / 2 - 3 Lot No Section No	20-120	<u>. </u>		Phone	
Lot No	10		Addition	DIAMY.	SLOPES
Description: _					
-					·
,	202	RIC	DCEVI	EW 1	00.
Notes:	- -				
		<u> </u>	<u> </u>		
	, ,			1	
	 			~ I	
·	1			- 1	
	t 1			l I	
['			,	
i.	1	,	-	1	
,	.1 .1			1	
	. 1		٠.	l	
	,		. ,	<u> </u>	<u></u> 2
	. t 	-		l I	
	i			i i	
	1			l	
				¦	
	,1 ·			1	
	I		J	1	
	1	·		I	

Fee______
John T. Stapleton, Civil Engineer and Surveyor

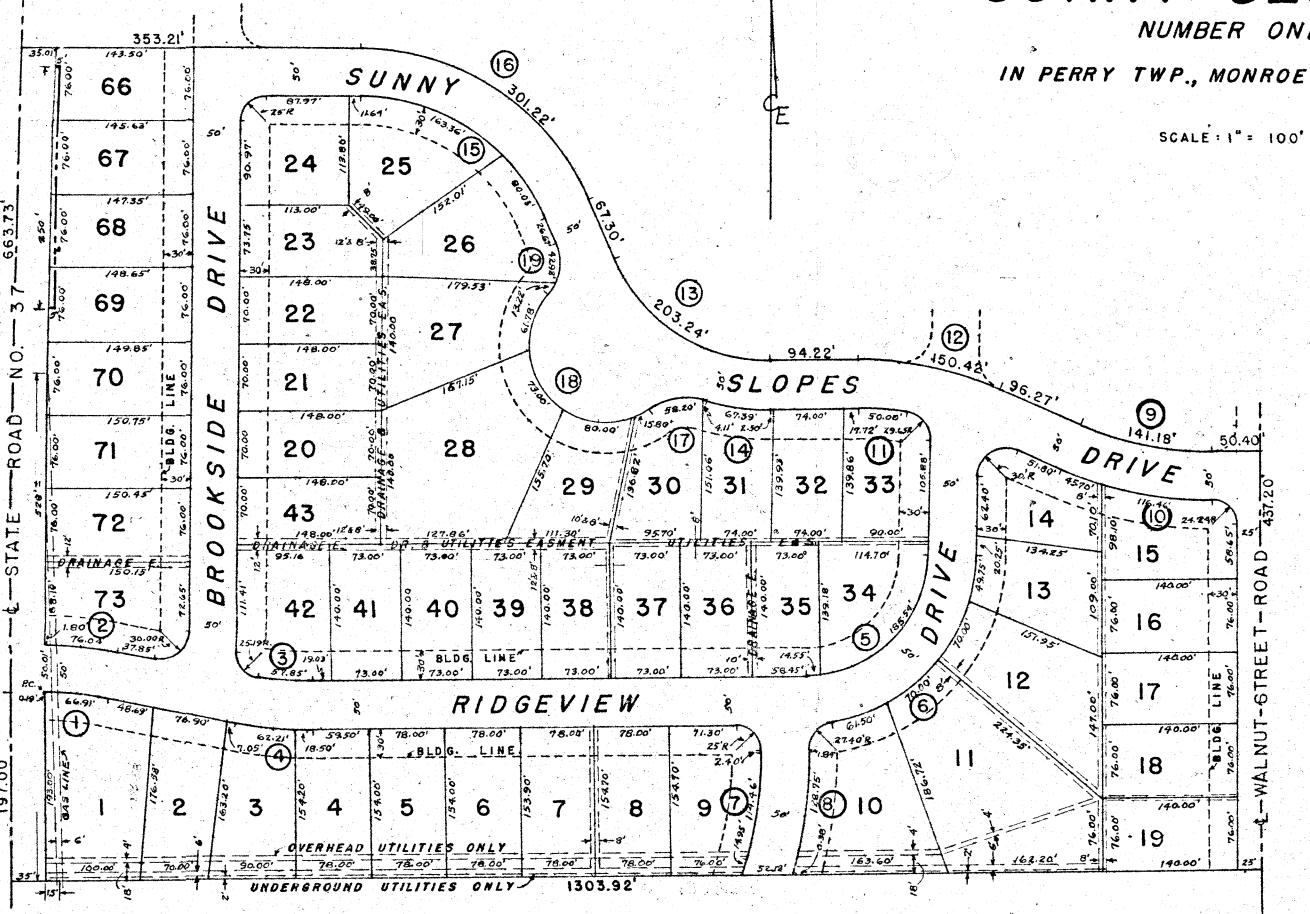
01/



in Indiagapolis, Indiana.



PLAT OF SUNNY SLOPES NUMBER ONE IN PERRY TWP., MONROE COUNTY, INDIANA SUNNY



11 308.11 9.18 25.06 50.00 12 358.11 24°04 76.34 150.42 13 173.62' 67° 04' 115.07' 203.34' 14 223.62 17 16 33.96 67.39 15 210.44 66 16 137.37 243.39 16 260.44 " 170.00 301.22 17 70.00 51°00' NOT 62.31' 18 80.00' 165° 08' 230.58 19 50.00' 64*20'

I, the undersigned, a licensed civil engineer in the State of Inlina, do hereby certify that the above plat is a true representation of the Sunny Clopes Addition Number One, of a part of the Mast half of the Worthwest Quarter of Section 16-13M-RIW, and described as follows: - Beginning at a point that it 1667 feet South of the Morthwest corner of said Mast half of the Northwest Quarter, and on the centerline of state Highway Number 37, running thence Bast 1303.92 feet to the center of the Walnut Street Road, thence North along the center of said Walnut Street Road a distance of 437.20 feet, thence Bouth 88° 40' est a North along the center of said Walnut Street Road a distance of 437.20 feet, thence South 886 40' est a distance of 50.40 feet to a point of tangency with a curve to the right having a radius of 536.59 feet, thence slong said curve for 141.85 feet to a line tangent to said curve at that point, thence Routh 66° 20' lest slong said line a distance of 96.27 feet to a point of tangency with a curve to the left having a radius of 358.11 feet, thence along said curve for 150.42 feet to a line tangent to said curve so tant point, thence South 88° 36' est along said line a distance 94.22 feet to a point of tangency with a curve to the right having a radius of 173.62 feet, thence along said line a distance of a line tangent to said curve at that point, thence Morth 22° 20' est along said line a distance of 67.30 feet to a point of tangency with a curve to the left having a radius of 260.44 feet, thence along said curve for 301.22 feet to a line tangent to said curve at that point, thence Morth 88° 36' lest for 33.21 feet to the center of State Highway Number 37, thence in a Southwesterly direction along a curve having a radius of 17.123.8 feet for a distance of 666.73 feet at which point onld curve becomes tangent to the West line of the last helf of the Northwest (warrer of Section 16, 737, RIF, thence South along said lest line, and the centerline of tate Mighway Number 37 to the point of beginning, a distance of 137.00 feet. Containing in all 19.70 Acres, wore or loss.

Prior sessments of Pollogs, noted on Plat:
1. That line through hote 1,77,72,71, and 70, as recorded in the office of the Recorder of Monroe County, Policya, Miscellanians Record 14, Dage 145.

Tighter right of wey so hack of Sobs 56, 67, 68, and 69. Right of way represent dated May 15. 1927.

and righter or Quinter Com, grantor, on file in dentral Office of Indiana date Tighter Commission.

in Indianapolic, Indiana.

TAYD UNG AND CUINDING THEE NO Lot whall be used except for residential curvesces of building thall be used except for residential curvesces of building thall be used except for can one detached single-finily divelling not to exceed two and one-half stories in hight and a private garage for not hore when two cars. The ground floor area of the main structure, excludive of one-story open porches and garages, shall be not less than 850 square feet for a one-story dwelling, nor less than 600 square feet for a likelling of

- Remidentiae, each obstructui, elurriotiobrass och beliges

BUILDING LOOPTICE We building shall be located on any let nearer to the front let line or nearer to the side street line than the minimum building setback lines shown on the master plan plat. In any event no building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 8 feet to any side street line, except that on all lots abutting Rd. 37 (collector and arterial streets) no building shall be located nearer than 30 feet respectively to the street property lines of said streets. No building shall be located nearer than 8 feet to an interior lot line, except that no side yard shall be required for the garage or other permitted accessory building located 30 feet or more from the minimum building setback line. No dwelling shall be located on any interior lot nearer than 20 feet to the rear lot line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of the building, provided, however, that this shall not be construed to permit any portion of a building, on a lot to encroach upon another lot.

LOT ARIA AND WIDTH- No dwelling shall be erected or placed on any lot having a width of less than 50 feet at the minimum building setback line nor shall any dwelling be erected or placed on any lot having an area of less than 9,000 square feet.

as shown on the recorded plat and over the rear five (5) feet of each lot on and over which no permanent structure shall be erected or maintained. NUISANCES- No noxious or offensive activity shall be carried on upon any lot, nor shall anything be

done thereon which may be or may become an amoyance or nuisance to the neighborhood. No livestock or poultry shall be confined, pastured, fed or maintained on any lot in this addition. TEMPORARY SUPULTURES- No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any lot at any time as a residence either temporarily or

TIRES- These covenants are to run with the land end shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

HIFORON WIE- Inforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages. SWYWESTITE- Invalidation of any one of these covenants by judgment or court order shall in no wise affect may of the other provisions which shall remain in full force and effect. ADDITICHLE RUSIDENTIAL AREA GOVERNAUES

SIGNS- No sign of any kind shall be displayed to the public view or any lat except one professional sign of not more than one square foot, one sign or not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction

SIGHT DITTAICS AT INTERMICIPIONS- No fence, wall, helge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain with in such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

ANYBRATION PROVISIONS

The undersigned owners of all the lats in said Sunny Slopes Addition, for themselves, their heirs and The undersigned owners of all the lots in said sunny blopes Addition, for themselves, their heirs and acsigns and successors in title, do hereby expressly gaive all rights and privileges as such owners to protest or remonstrate against the annexation of all or any part of the lots in said dunny Slopes Addition by the City of Bloomington, Indiana, at any time from and after the date of the execution of this plat. It is expressly made a condition of ownership of any lot or lots in said sunny Slopes Addition that at any time from and after the date of this plat the City of Bloomington; Indiana, in accordance with law, shall undertake to annex all or any part of said Addition and to take the same within the city limits of the City of Bloomington, Indiana, the owner or owners of said lots shall consent to such annexation and shall have no right or authority to protect, resist or remonstrate against such annexation.

The right to enforce these conditions and restrictions by injunction is dedicated to the owners of the lots

te, the undersigned, the owners of the real estate described herein, hereby acknowledge the execution of this plat, the same to be known as the SUNNY SLOPES ADDITION NULBER ONE of the Morthwest Quarter of section 16-78N-RIV, and hereby dedicate the streets to the public. Approved: -Monroe County Plan Commission

The special property and the special property

DESERTED OF THE INCIDENT

permanently.

For the jungook therein states, without the factor local time and the factor of the fa

